

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
SE/S Cedar Road, 450' S of the	
c/l of North Point Road	* ZONING COMMISSIONER
(7612 Cedar Road)	
12th Election District	* OF BALTIMORE COUNTY
7th Councilmanic District	
	* Case No. 97-32-A
Bernard W. Cumberland, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 7612 Cedar Road, located in the vicinity of North Point Road in Dundalk. The Petition was filed by the owners of the property Bernard W. and Julie L. Cumberland. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 inches in lieu of the minimum required 2.5 feet for an existing accessory structure (swimming pool and attached deck). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

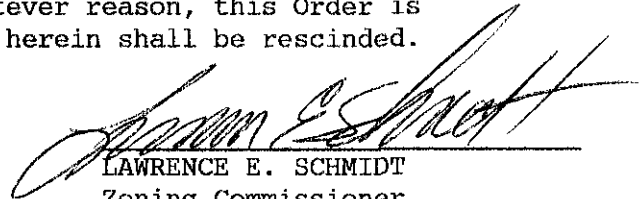
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Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 inches in lieu of the minimum required 2.5 feet for an existing accessory structure (swimming pool and attached deck), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/20/96
EW [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. & Mrs. Bernard W. Cumberland
7612 Cedar Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Cedar Road, 450' S of the c/l of North Point Road
(7612 Cedar Road)
12th Election District - 7th Councilmanic District
Bernard W. Cumberland, et ux - Petitioners
Case No. 97-32-A

Dear Mr. & Mrs. Cumberland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓
File

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-32-A

7612 CEDAR RD. 21222

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (pool & deck) with a setback of 10 inches in lieu of the minimum required setback of 2.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

CONSTRUCTED A FREE-STANDING DECK NEXT TO
SWIMMING POOL AND 10" FROM PROPERTY LINE

- NEIGHBOR WHERE DECK IS 10". HAS NO OBJECTIONS TO STRUCTURE.
- REMOVAL OF DECK WOULD BE A FINANCIAL BURDEN AS WELL AS RECREATION AREA FOR KIDS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

BERNARD W CUMBERLAND
(Type or Print Name)

Signature

Signature

Address

JULIE L CUMBERLAND
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

7612 CEDAR RD. 410 284-8443
Address Phone No

Signature

BALTO MD. 21222
City State Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

7-26-96

ESTIMATED POSTING DATE

5-4-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 41

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 71612 CEDAR ROAD
address

BALTIMORE MD. 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- FREESTANDING WOOD DECK 10" FROM PROPERTY
LINE.
- NEIGHBOR WHERE DECK IS 10" FROM PROPERTY LINE HAS
NO OBJECTIONS WITH STRUCTURE.
- REMOVAL OF DECK WOULD CAUSE A FINANCIAL BURDEN
AS WELL AS LOSS OF RECREATION AREA FOR KIDS.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bernard Cumberland
(signature)
BERNARD CUMBERLAND
(type or print name)



Julie Cumberland
(signature)
JULIE CUMBERLAND
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of JULY, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernard Cumberland Julie Cumberland

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/26/96
date

James A. Cavonius
NOTARY PUBLIC

My Commission Expires: 9/1/99

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7612 CEDAR ROAD 21222
(address)

Beginning at a point on the South East side of CEDAR RD.
(north, south, east or west)

_____ which is 50 RIGHT OF WAY
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 450' South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street NORTH POINT ROAD
(name of street)

which is 50' wide. *Being Lot # 134.
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of NORTH SHIRE
(name of subdivision)

as recorded in Baltimore County Plat Book # 14, Folio # 29.

containing 6250 S.F. Also known as 7612 CEDAR RD
(square feet or acres) (property address)

and located in the 12th Election District, 7 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

41

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
27-32-H

District 132E Date of Posting 8/29/96

Posted for: Varine

Petitioner: Bernard W. + Deborah Cumberland

Location of property: 7612 Cedar Rd

Location of Sign: facing 100' wide on property being zoned

Remarks: _____

Posted by: M. K. K. Date of return: 8/29/96

Number of Signs: 1

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Baltimore County
Department of Permits and
Development Management

97-32

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 41 Petitioner: BERNIE CUMBERLAND

Location: 7612 CEDAR RD BALTO. MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BERNIE CUMBERLAND

ADDRESS: 7612 CEDAR ROAD BALTO MD 21222

PHONE NUMBER: (410) 289-0443



Printed with Soybean Ink
on Recycled Paper

10/10/97

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-32-A (Item 41)
7612 Cedar Road
SE/S Cedar Road, 450'+/- S of c/l North Point Road
12th Election District - 7th Councilmanic
Legal Owner(s): Bernard W. Cumberland and Julie L. Cumberland

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Bernard and Julie Cumberland

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1996

Mr. and Mrs. Bernard W. Cumberland
7612 Cedar Road
Baltimore, MD 21222

RE: Item No.: 41
Case No.: 97-32-A
Petitioner: B. W. Cumberland, et ux

Dear Mr. Cumberland:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

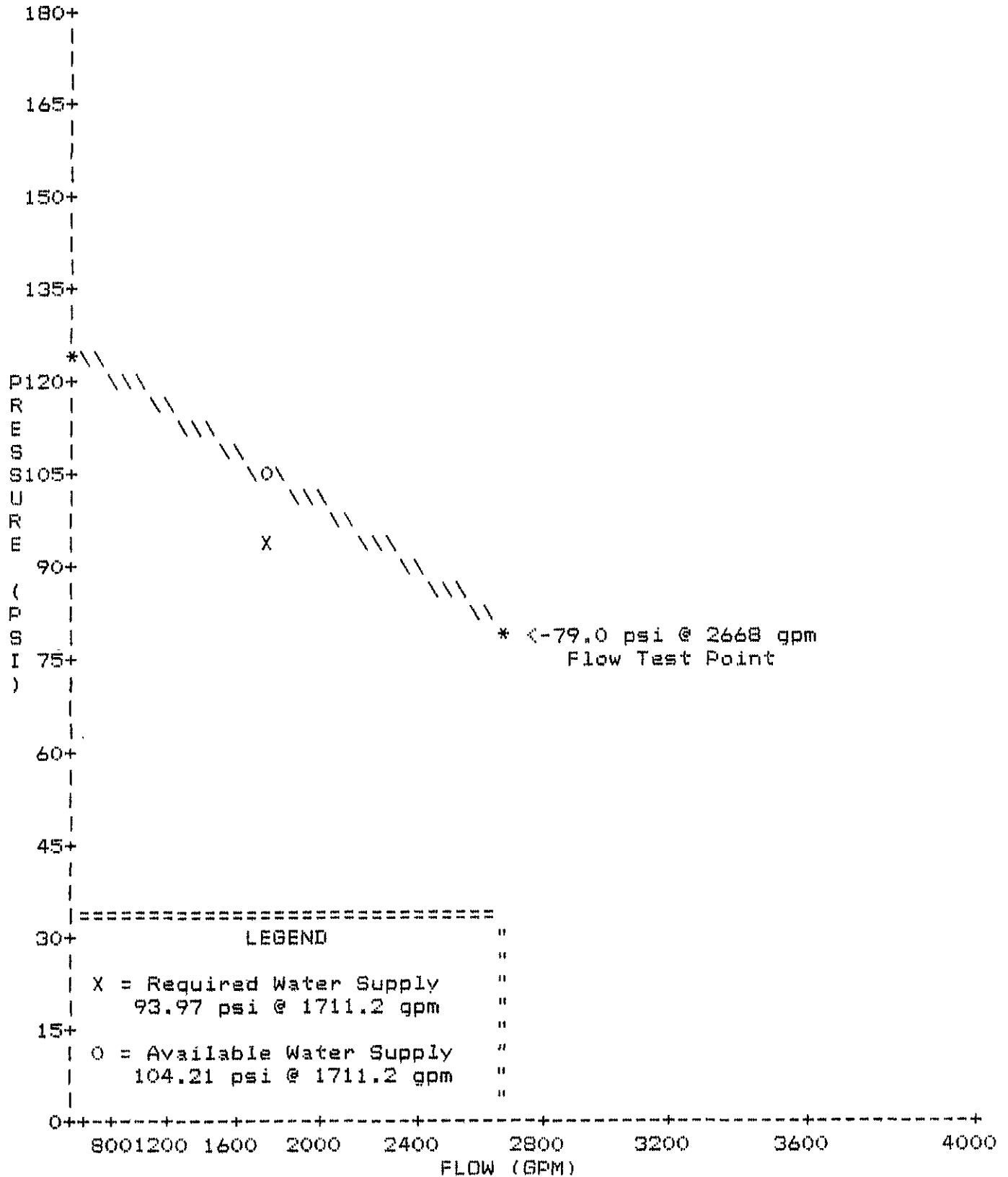
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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JOB TITLE: WHITEMARSH COMMERCE CENTER ROOF SYSTEM #5
WATER SUPPLY CURVE



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F [Signature]

cc: File



DRAIN WORK SHEET

CONTRACT NO.
J.O. NO.

ITEM NOS.	APPROX. QUANTITIES	DESCRIPTION OF ITEMS AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE		AMOUNT	
			DOLLS.	CTS.	DOLLS.	CTS.
	10	LINEAR FEET OF REMOVAL AND DISPOSAL OF OLD PIPE CULVERTS AND STRUCTURES, ANY SIZE, NOT INCLUDED IN OTHER ITEMS				
		SQUARE YARDS OF REINFORCED CONCRETE, ____ IN. THICK, CLASS ____ PAVED CHANNEL, COMPLETE IN PLACE				
		EACH OF ____ IN. X ____ IN. CUT-IN CONNECTION				
		EACH OF ____ IN. X ____ IN. CUT-IN CONNECTION				
		EACH OF ____ IN. X ____ IN. X ____ IN. CUT-IN CONNECTION				
39472		SQUARE YARDS FILTER FABRIC				
70820		SQUARE YARDS OF SOLID SODDING				
70720		____ OF (1 b.s.) SEEDING AND MULCHING				
39401		SQUARE YARDS CLASS 1 SLOPE PROTECTION-ROCK				
39434		CUBIC YARDS-CLASS 4 SLOPE OR CHANNEL PROTECTION-STONE FILLED WIRE MESH BASKETS (CLASS 4 GABIONS)				
20282		CUBIC YARDS OF CLASS 2 EXCAVATION				
20535		CUBIC YARDS OF FOR 500 DITCH, ETC. CLASS 5 EXCAVATION				
39412		SQUARE YARDS CLASS 2 SLOPE PROTECTION-ROCK				

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 8, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

SHA

**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 041 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 1, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, (41), and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL

These signs shall be placed in advance of the unmarked zone and at appropriate intervals throughout the unmarked zone where passing is permitted.

(6) High performance wide angle retro-reflective sheeting for signs, fluorescent orange in color, shall be used on projects along interstate highways and other freeways, unless otherwise specified.

(7) Type VI (vinyl microprismatic) retro-reflective sheeting conforming to Federal Highway Administration's Standard Specifications for constructions of Roads and Bridges and ASTM D 4956 is acceptable for use on roll up signs and channelizing devices.

*See Pavement Drop-off Policy.
WORK RESTRICTIONS

(1) The SHA reserves the right to modify and/or expand the methods of traffic control specified and to restrict working hours if, in the opinion of the Engineer, the contractor's operations are a detriment to the safe and efficient flow of traffic.

(2) Work is not permitted on Saturdays, Sundays, National Holidays, or days preceding and following said Holidays, unless otherwise allowed by the Engineer.

The National holidays mentioned are listed below. These may or may not be the same as the State holiday.

NATIONAL HOLIDAYS:

New Year's Day, January 1
Martin Luther King's Birthday, the third Monday in January
Washington's Birthday, the third Monday in February
Memorial Day, the last Monday in May
Independence Day, July 4
Labor Day, the first Monday in September
Columbus Day, the second Monday in October
Veteran's Day, November 11
Thanksgiving Day, the fourth Thursday in November
Christmas Day, December 25

(3) Additional work restrictions, if any, will be noted on the SUPPLEMENT TO: Maintenance of Traffic Special Provision Sheet(s).

Re: Juan Fernando -
Neighbor to the rear as
No objection / (most affected
neighbor)

Ok to grant if
no objection from
neighbor

JG

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 7112 CEDAR ROAD

Subdivision name: NORTASHIRE

plat book # 14, folio # 29, lot # 134, section # 1

OWNER: BERNIE CUMBERLAND
JULIE CUMBERLAND

Lot 116

5'4" FENCE ATTACHED TO DECK

10' SETBACK

32" CHAIN LINK FENCE

4'2" CHAIN LINK FENCE

5'5"

36"

5'5"

19'7"

16'

5'5"

12'

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

ABOVE GROUND

4' FENCE

Lot 135

Lot 134

Lot 133

71614 CEDAR ROAD

71610 CEDAR RD

6' FENCE

12'

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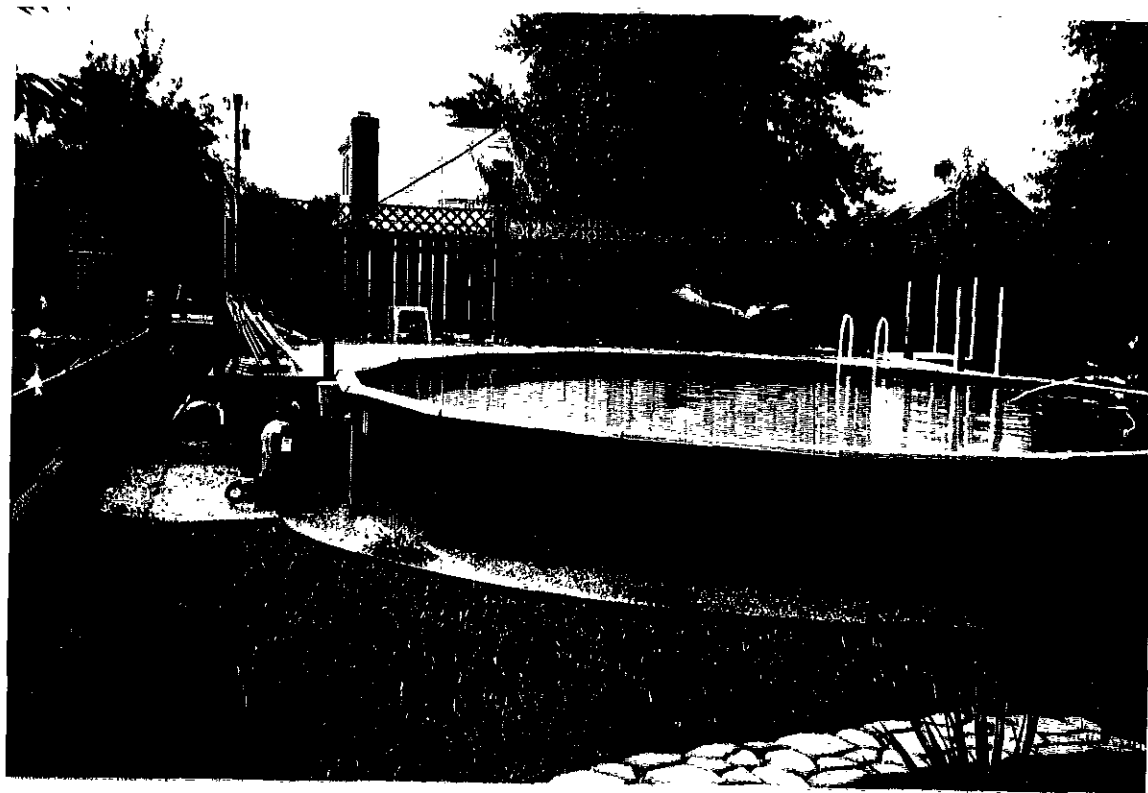
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PETITIONER(S) EXHIBIT ()

- REAR YARD SHOWING DECK IN QUESTION
- SHOWING DISTANCE FOR FENCE

41

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PETITIONER(S) EXHIBIT ()



REAR YARD SHOWING DECK LOCATION
IN QUESTION 10" FROM NEIGHBOR'S
FENCE.

41

MICROFILMED

IN RE: PETITION FOR VARIANCE * BEFORE THE
SW/S Misty Hollow Court, 935.57' *
SE of the c/l of Cooper Road * DEPUTY ZONING COMMISSIONER
(15 Misty Hollow Court) *
10th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 97-37-A
Douglas P. Phelps, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 15 Misty Hollow Court, located in the vicinity of Paper Mill Road in Phoenix. The Petition was filed by the owners of the property, Douglas P. and Helen A. Phelps. The Petitioners seek relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a centerline setback of 94 feet in lieu of the required 100 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Joseph W. McGraw, Jr., Registered Land Surveyor who prepared the site plan for this property, Stephen Farrare, a representative of Satinwood Homes, Builder, and Jim Hess, Developer of Misty Hollow. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 5.061 acres, more or less, zoned R.C. 4 and is improved with a partially completed dwelling. As a result of a property survey that was being prepared for the lending institution, it was discovered that the foundation of the dwelling is located within the required setback distance from the centerline of Misty Hollow Court. The Petitioners filed the

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

instant Petition in order to legitimize existing conditions. No one appeared in opposition to the Petitioners' request and there were no adverse comments submitted by any Baltimore County reviewing agency.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

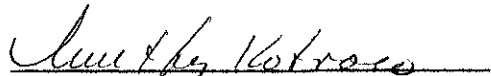
ORDER - REVIEW FOR FILING
Date 11/1/86
By [Signature]

In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Variance seeking relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a centerline setback of 94 feet in lieu of the required 100 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/11/96
By Rep

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1996

Mr. Joseph W. McGraw, Jr.
JST Engineering Company, Inc.
3812 Mary Avenue
Baltimore, Maryland 21206

RE: PETITION FOR VARIANCE
SW/S Misty Hollow Court, 935.57' SE of the c/l of Cooper Road
(15 Misty Hollow Court)
10th Election District - 3rd Councilmanic District
Douglas P. Phelps, et ux - Petitioners
Case No. 97-37-A

Dear Mr. & Mrs. Phelps:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



RECEIVED
MED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

#15 Misty Hollow Court

which is presently zoned

R.C. 4

97-37-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4-B.4; BCZR (1987 REGS.), TO PERMIT A SETBACK 8' FROM THE CENTERLINE OF A ROAD TO BE 94' IN LIEU OF THE REQUIRED 100'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

AGENT

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Douglas P. Phelps

(Type or Print Name)

Signature

Helen Ann Phelps

(Type or Print Name)

Signature

15 Misty Hollow Court 661-6373

Address

Phone No

Baltimore, MD. 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Joseph W. McGraw, Jr.

c/o JST Engineering Co., Inc.

Name

3812 Mary Avenue (410) 444-8848

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JCM

DATE 7-25-96

RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

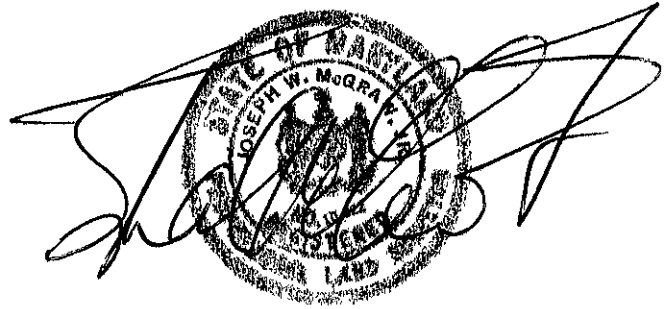
MICROFILMED

#35

Zoning Description for #15 Misty Hollow Court

97-37-A

Beginning at a point on the southwest side of Misty Hollow Court which is 50 feet wide at the distance of 936.67 feet southeast of the centerline of Cooper Road which is 60 feet wide. Being Lot #4, 1ST Amended Section # One in the subdivision of Misty Hollow as recorded in Baltimore County Plat Book #68, Folio # 16, containing 5.061+/- Acres. Also known as #15 Misty Hollow Court and located in the 10TH Election District, 3RD Councilmanic District.



#35

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-37-A

District **10th**

Posted for:

9-3-96 The Home

Date of Posting

8-19-96

Petitioner:

PHELPS

Location of property:

Location of Sign:

Remarks:

Posted by

Joe Schrack

Number of Signs:

Signature

Date of return:

MICROFILMED



NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chestapeake Avenue, in Towson, Maryland 21204, at 2:00 p.m. on Wednesday, August 11, 1998.
112, Old Courthouse, 400 Westpark Avenue, Towson, Maryland 21204

Revised 2/28/98, 6/1/98

Case #97-37A

Item 25

15 Nisby Hollow Court

SW/S. Nisby Hollow Court,

936/67 SE of Cooper Road

10th Election District

3rd Councilmanic District

Legal Owners:

Douglas E. Fritts and Helen

Ann Phelps

Variance to permit a setback from the centerline of a

road to be 94 feet in lieu of the

required 100 feet.

Hearing: Tuesday, September

3, 1996 at 2:00 p.m. in Room

118, Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible for

special accommodations

Please Call 887-3353.

(2) For information concerning

the file and/or Hearing,

Please Call 887-3391.

8/15/2 August 8.

C72822

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/8, 1996.

THE JEFFERSONIAN,

Ch. H. Smith
 CH. H. SMITH, TOWSON

MICROFILMED

Post 8/19 De Schack

CASE NUMBER: 97-37-A (Item 35)

15 Misty Hollow Court
SW/S Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

MICROFILMED

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 P.M. in Room 118, Old Courthouse.

8/19



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 35 Petitioner: Phelps

Location: 15 Misty Hollow Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J.S.T. Engineering Co., Inc.

ADDRESS: 3812 Mary Avenue

Baltimore, Maryland 21206

PHONE NUMBER: (410) 444-8848



TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

J.S.T. Engineering Co., Inc.
3812 Mary Avenue
Baltimore, Maryland 21206
444-8848

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-37-A (Item 35)
15 Misty Hollow Court
SW/S Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-37-A (Item 35)
15 Misty Hollow Court
SW/S Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Douglas P. and Helen Ann Phelps
Joseph W. McGraw, Jr./J.S.T. Engineering Co., Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Mr. and Mrs. Douglas Phelps
15 Misty Hollow Court
Baltimore, MD 21131

RE: Item No.: 35
Case No.: 97-37-A
Petitioner: Douglas Phelps, et ux

Dear Mr. and Mrs. Phelps:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED



K02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 13, 96
f

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5th, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 35

RBS:sp

BRUCE2/DEPRM/TXTSBP

15 1996

1000 1000

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 9, 1996

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 12, 1996
 Item Nos. 026, 027, 028, 031, 032,
 034, 035, 036, 037, 040, 041, and
 042

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

C. J. Jabb
DIRECTOR

John R. Reing
BUILDINGS ENGINEER



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Baltimore County
Item No. 035(JCM/JRF)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 1, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

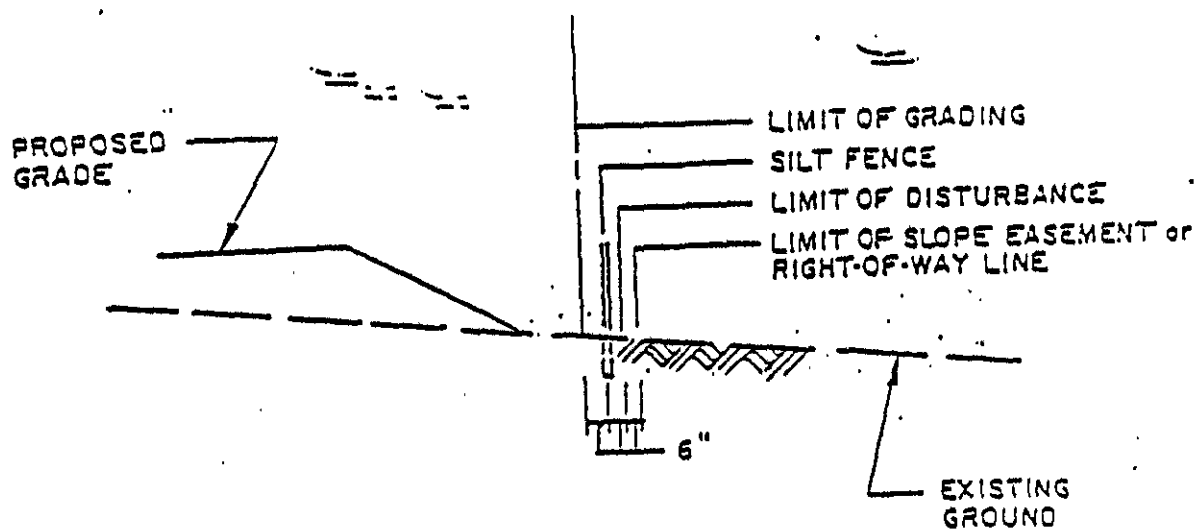
Jeffrey W. Long

Division Chief:

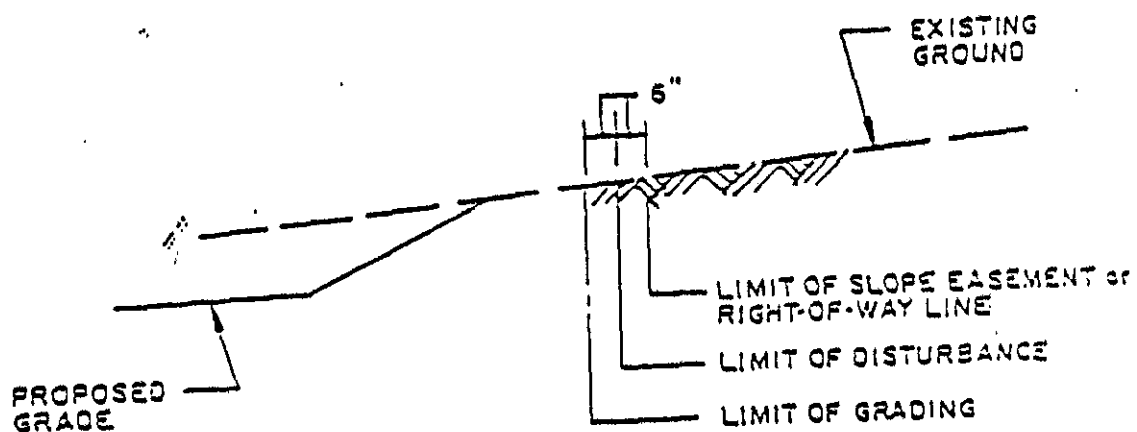
Sam L. Lewis

PK/JL

1996 AUG 1 MED



FILL SLOPE



CUT SLOPE

NOTE:

THE SILT FENCE LOCATION and LIMIT OF DISTURBANCE (L.O.D.) LINE AS SHOWN ON THE SEDIMENT CONTROL PLAN SHEETS, HAVE BEEN EXAGGERATED WITH RESPECT TO THE GRADING LIMIT. ALL WORK SHALL STAY WITHIN THE ACTUAL RIGHT-OF-WAY and EASEMENT ACQUIRED ON THE RIGHT-OF-WAY PLATS.

LIMIT OF DISTURBANCE DETAIL
NOT TO SCALE

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ?????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

MICROFILMED

July 30, 1996

RE: PETITION FOR VARIANCE
15 Misty Hollow Court, SW/S Misty Hollow
Court, 936.67' SE of c/l Cooper Road
10th Election District, 3rd Councilmanic

Douglas P. and Helen A. Phelps
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-37-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Joseph W. McGraw, Jr., c/o JST Engineering Co., Inc., 3812 Mary Avenue, Baltimore, MD 21206, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

To Whom It May Concern,

This letter is to inform anyone concerned that I am the owner of the property at #15 Misty Hollow Court, also known as Lot 4 Misty Hollow (68/16). I am aware that due to a surveying error, the left front corner of the house under construction is now sitting over the front building setback line as it is shown on the recorded plat for the subdivision by 6 feet more or less.

This error is of no concern to me as long as a zoning variance is applied for and granted to change the zoning setback line to fit the house as it now sits on the lot so that I will have a clean title on the property.

7/10/96

Douglas Phelps

2 F
JUL-10-96 WED 8:32 AM
889L 9Z4 014
FAX NO. 410 426 7528
4102353842

NOT FOR POSTAL USE
P. 2

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

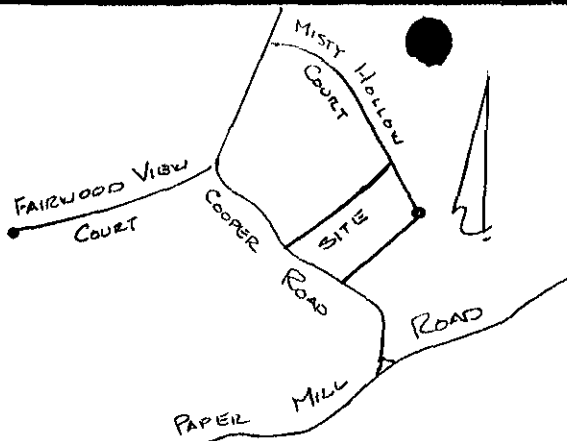
#15 MISTY HOLLOW COURT

1ST AMENDED SECTION ONE MISTY HOLLOW
PLAT BOOK 68 FOLIO 16 LOT 1

OWNER: DOUGLAS P. PHELPS
HELEN ANN PHELPS

Tax Acct. #2200025036 DEED REF. 11367/742

#1131 COOPER RD.
JOHN WOLK
8093/2021



VICINITY SKETCH
SCALE: 1"=1000'

#19
LOT 5 (68/16)
4.361 1/4 Acs.
JAMES B. HESS III
T.A. #2200025037

Lot 4
5.061 1/4 ACRES
220,457.16 1/2 SQ. FT.

#11
LOT 3 (68/16)
3.253 1/4 Acs.
JAMES B. HESS III
T.A. #2200025035

97-37-A

LOCATION INFORMATION

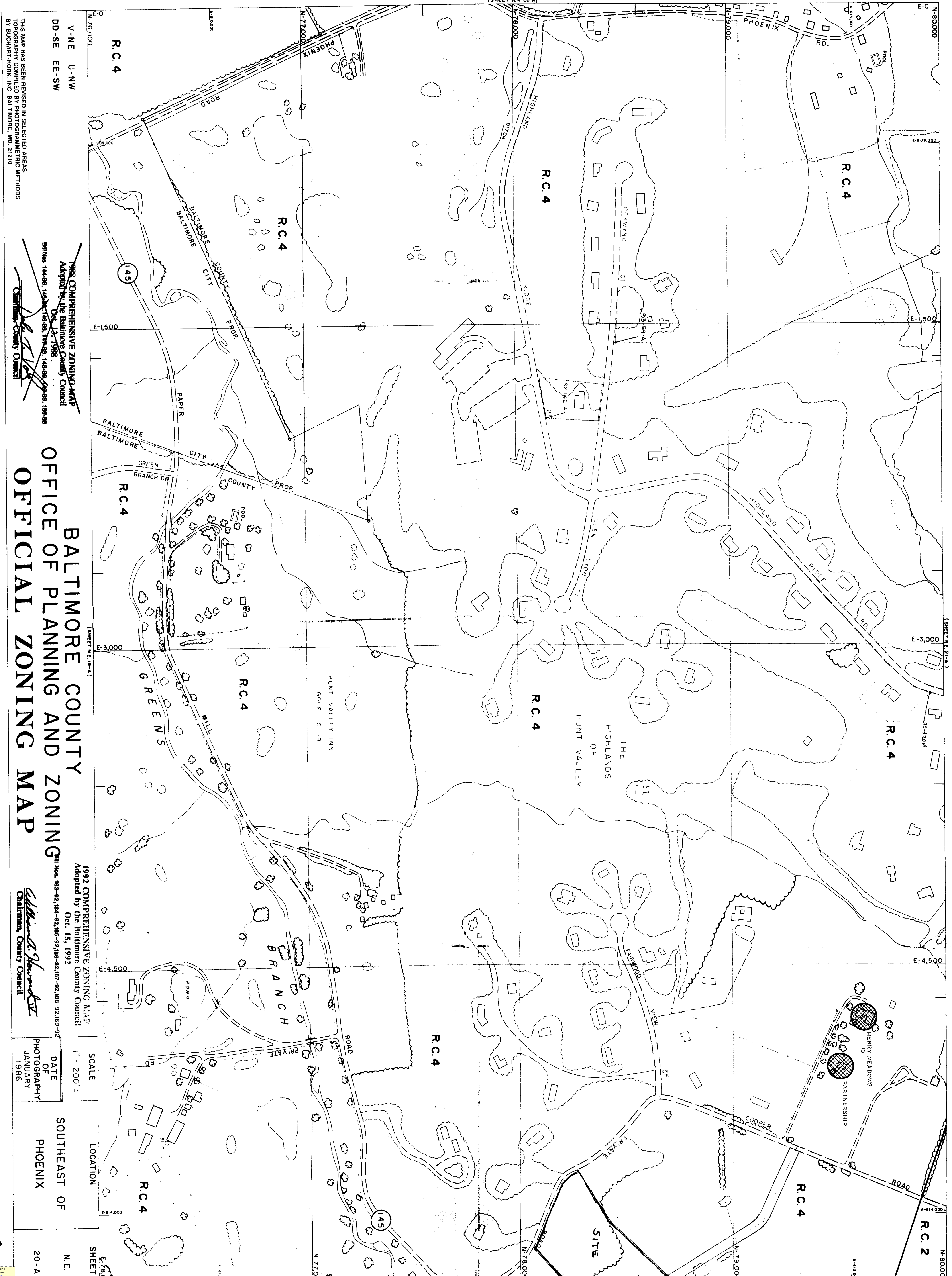
COUNCILMANIC DISTRICT : 3
ELECTION DISTRICT : 10
1"=200' SCALE MAP : NE 20A + NE 20B
ZONING : R.C. 1
LOT SIZE : 5.061 1/4 Acs. = 220,457.16 1/2 S.F.
SEWER : PRIVATE
WATER : PRIVATE
CHESAPEAKE BAY CRITICAL AREA : NO
PRIOR ZONING HEARINGS : NONE

J.S.T. Engineering Co., Inc. 3812 Mary Avenue Baltimore, MD 21206 410-444-8848

Scale: 1"=100' Date: 6.26.96

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JCM	35	

95270



V-NE U-NW
DD-SE EE-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1988
Bill No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

William A. Howard
Chairman, County Council

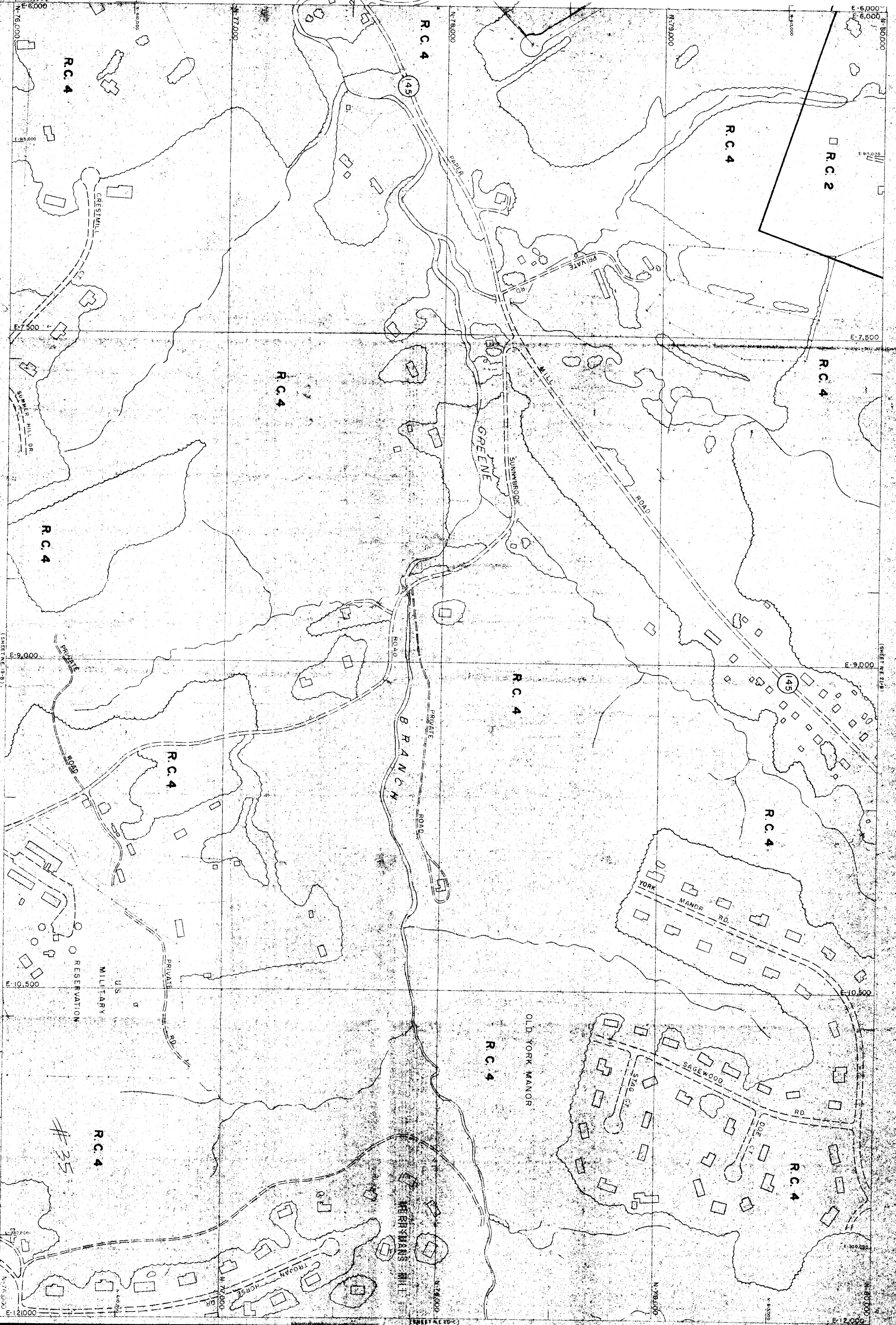
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	SOUTHEAST OF PHOENIX	N.E. 20-A
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Map No. 883-82, 884-82, 885-82, 886-82, 887-82, 888-82, 889-82, 890-82, 891-82, 892-82, 893-82, 894-82, 895-82, 896-82, 897-82, 898-82, 899-82, 900-82

Edward A. Hender
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	GREENS BRANCH	NE
DATE OF PHOTOGRAPHY JANUARY 1986		20-B

97-37-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO CORRECT ERRORS AND TO ADD NEW INFORMATION
BY BUCHART HORN, INC. BALTIMORE, MD 21210

IN RE: PETITION FOR VARIANCE
SW/8 Misty Hollow Court, 935.57'
SE of the c/l of Cooper Road
(15 Misty Hollow Court)
10th Election District
3rd Councilmanic District
Douglas P. Phelps, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-37-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 15 Misty Hollow Court, located in the vicinity of Paper Mill Road in Phoenix. The Petition was filed by the owners of the property, Douglas P. and Helen A. Phelps. The Petitioners seek relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a centerline setback of 94 feet in lieu of the required 100 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Joseph W. McGraw, Jr., Registered Land Surveyor who prepared the site plan for this property, Stephen Farrare, a representative of Sainwood Homes, Builder, and Jim Hess, Developer of Misty Hollow. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 5.061 acres, more or less, zoned R.C. 4 and is improved with a partially completed dwelling. As a result of a property survey that was being prepared for the lending institution, it was discovered that the foundation of the dwelling is located within the required setback distance from the centerline of Misty Hollow Court. The Petitioners filed the

instant Petition in order to legitimize existing conditions. No one appeared in opposition to the Petitioners' request and there were no adverse comments submitted by any Baltimore County reviewing agency.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

- 2 -

In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Variance seeking relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a centerline setback of 94 feet in lieu of the required 100 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 11, 1996

(410) 887-4386

Mr. Joseph W. McGraw, Jr.
JST Engineering Company, Inc.
3812 Mary Avenue
Baltimore, Maryland 21206

RE: PETITION FOR VARIANCE
SW/8 Misty Hollow Court, 935.57' SE of the c/l of Cooper Road
(15 Misty Hollow Court)
10th Election District - 3rd Councilmanic District
Douglas P. Phelps, et ux - Petitioners
Case No. 97-37-A

Dear Mr. & Mrs. Phelps:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #15 Misty Hollow Court
97-37-A which is presently zoned R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.4; 8C22 (1987 code), to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor:

Type or Print Name:

Signature:

Address:

City:

State:

Zip:

Phone:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Other:

Zoning Description for #15 Misty Hollow Court 97-37-A

Beginning at a point on the southwest side of Misty Hollow Court which is 50 feet wide at the distance of 936.57 feet southeast of the centerline of Cooper Road which is 60 feet wide. Being Lot #4, 1ST Amended Section # One in the subdivision of Misty Hollow as recorded in Baltimore County Plat Book #68, Folio # 18, containing 5.061+/- Acres. Also known as #15 Misty Hollow Court and located in the 10TH Election District, 3RD Councilmanic District.

Joe Schrack

#35

Joe Schrack

8/19

CASE NUMBER: 97-37-A (Item 35)
15 Misty Hollow Court
SW/8 Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-37-A

District: 10th Date of Posting: 8-19-96

Posted for: 9-3-96 HEARING

PHELPS

Petitioner:

Location of property:

Location of Sign:

Remarks:

Posted by: Joe Schrack

Number of Signs:

Date of return:

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/8, 1996.

THE JEFFERSONIAN.

A. Harrison
A. HARRISON
TOWSON, MD.

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the following matter:

Case #97-37-A

15 Misty Hollow Court

SW/8 Misty Hollow Court

10th Election District

3rd Councilmanic District

Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 35 Petitioner: Phelps

Location: 15 Misty Hollow Court

NAME: J.S.T. Engineering Co., Inc.

ADDRESS: 3812 Mary Avenue

Baltimore, Maryland 21206

PHONE NUMBER: (410) 444-8848

Printed with Soybean Ink
on Recycled Paper

12

TO: FUTURE PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

J.S.T. Engineering Co., Inc.
3812 Mary Avenue
Baltimore, Maryland 21206
444-8948

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-37-A (Item 35)
15 Misty Hollow Court
SW/8 Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County Department of Permits and Development Management

August 2, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-37-A (Item 35)
15 Misty Hollow Court
SW/8 Misty Hollow Court, 936.67' SE of c/l Cooper Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Douglas P. Phelps and Helen Ann Phelps

Variance to permit a setback from the centerline of a road to be 94 feet in lieu of the required 100 feet.

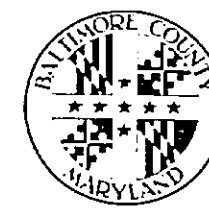
HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Carl John
Arnold Jablon
Director

cc: Douglas P. and Helen Ann Phelps
Joseph W. McFay, Jr./J.S.T. Engineering Co., Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County Department of Permits and Development Management

August 29, 1996

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Mr. and Mrs. Douglas Phelps
15 Misty Hollow Court
Baltimore, MD 21131

RE: Item No.: 35
Case No.: 97-37-A
Petitioner: Douglas Phelps, et ux

Dear Mr. and Mrs. Phelps:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Bubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 5, 96*

DATE: *Aug 13, 96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *35*

RBS:sp
BRUCE2/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: *PJB* Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

Baltimore County Government Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

SHA Maryland Department of Transportation State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Baltimore County
Item No. *035 (JCM/JRF)*

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, *35*, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Burns*

PK/JL

772M18/PZONE/TXTJWL

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

July 30, 1996

RE: PETITION FOR VARIANCE *
15 Misty Hollow Court, SW/S Misty Hollow *
Court, 936.67' SE of c/l Cooper Road *
10th Election District, 3rd Councilmanic *
Douglas P. and Helen A. Phelps *
Petitioners *
* * * * *

BEFORE THE *
ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
CASE NO. 97-37-A *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Joseph W. McGraw, Jr., c/o JST Engineering Co., Inc., 3812 Mary Avenue, Baltimore, MD 21206, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

To Whom It May Concern,

This letter is to inform anyone concerned that I am the owner of the property at #15 Misty Hollow Court, also known as Lot 4 Misty Hollow (88/16). I am aware that due to a surveying error, the left front corner of the house under construction is now sitting over the front building setback line as it is shown on the recorded plat for the subdivision by 6 feet more or less.

This error is of no concern to me as long as a zoning variance is applied for and granted to change the zoning setback line to fit the house as it now sits on the lot so that I will have a clean title on the property.

7/10/96
Douglas Phelps

JUL-10-96 WED 8:32 AM 8854 928 515 001 274 4102353842

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
"15 MISTY HOLLOW COURT"
1ST AMENDED SECTION ONE MISTY HOLLOW
PLAT BOOK 68 FOLIO 16 LOT 1
OWNER: DOUGLAS P. PHELPS
HELEN ANN PHELPS
TA. ACCT. #200025036 DEBORAH 11367/742

77-37-A

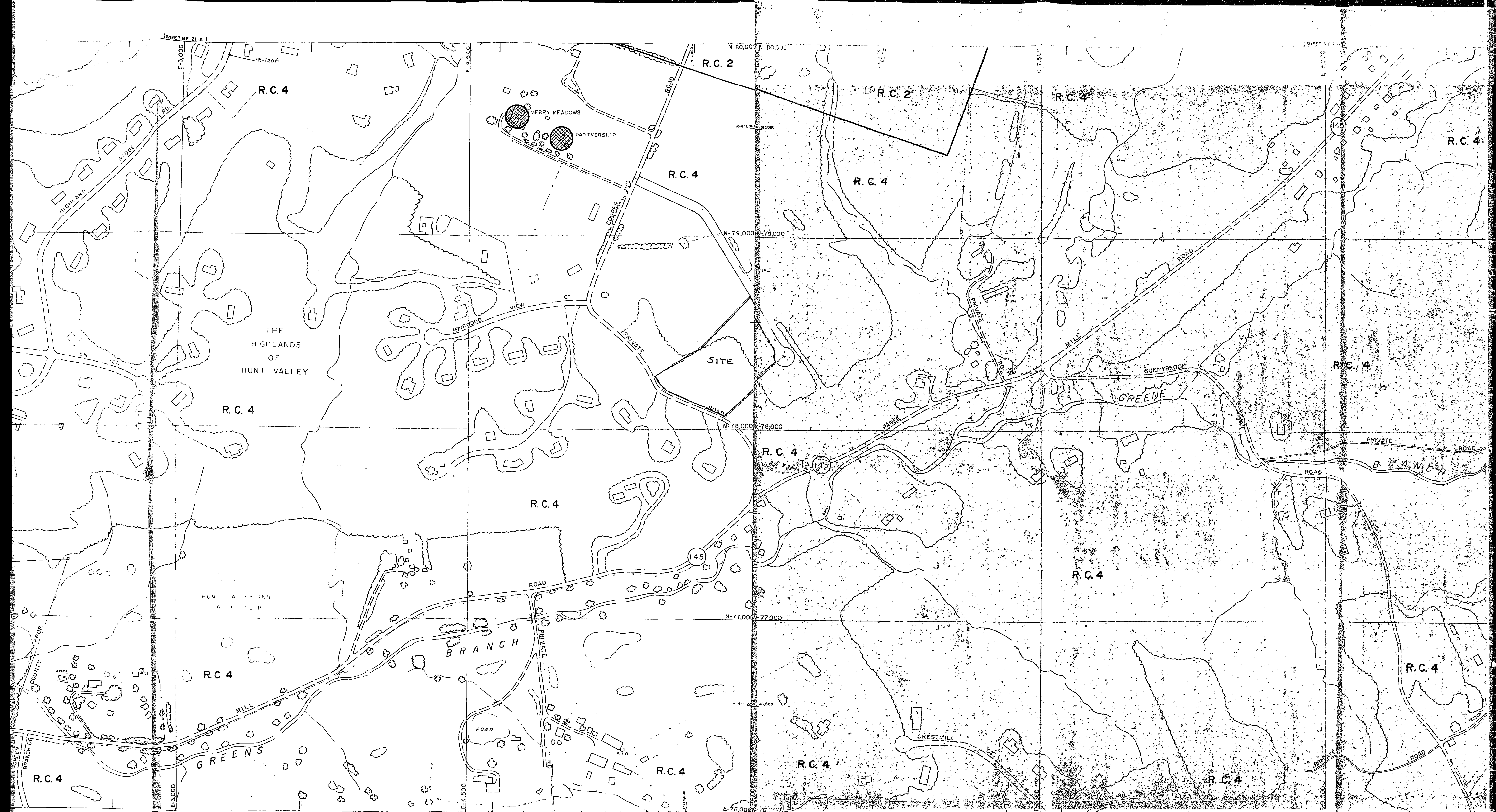
LOCATION INFORMATION
COUNCILMANIC DISTRICT : 3
ELECTION DISTRICT : 10
1"=200' SCALE MAP : NE 2041 ME 205
ZONING : R.C. 4
LOT SIZE : 5.0614 AC. - 220,457.16 SQ. FT.
OWNER : PRIVATE
PROPERTY : PRIVATE
CHARGED BY CIRCULAR AREA : NO
FROM ZONING HEARINGS : NONE

JST Engineering Co., Inc. 3812 Mary Avenue, Baltimore, MD 21206 410-444-8848

Scale: 1"=100' Date: 6-26-96

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JCM	35	

95270



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
 Chairman, County Council

SCALE
 1" = 200'

DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 SOUTHEAST OF PHOENIX

SHEET
 N.E.
 20-A

U-NW
 EE-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP